

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0167**Z.A.P. DATE:** 6.16.2020**SUBDIVISION NAME:** Addison Section 5 - Preliminary Plan**AREA:** 23.718 Acres**LOT(S):** 144 Total Lots**OWNER/APPLICANT:** CARMA Properties Westport
(Chad Matheson)**AGENT:** Kitchen Table Solutions
(Jonathan Fleming)**ADDRESS OF SUBDIVISION:** Near South US Highway 183 and Dee Gabriel Collins Road**GRIDS:** L:13/14**COUNTY:** Travis**WATERSHED:** Onion and Cottonmouth Creeks**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single-Family Residential**ADMINISTRATIVE WAIVERS:**

None

VARIANCES:

None

SIDEWALKS: Sidewalks will be provided on both sides of all internal and boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of a preliminary plan located in the county and in the City of Austin's 2 Mile ETJ. The plan is composed of 144 lots on 23.718 acres. The proposed subdivision includes 141 single-family lots and 3 open-space and landscape lot. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.**COUNTY COMMENTS**

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district.

The closes school is the John Ojeda Jr. High School on McKinney Falls Parkway and the Smith Elementary School on Smith School Road. The closes fire station is EDS #11 located on FM 812.

ISSUES:

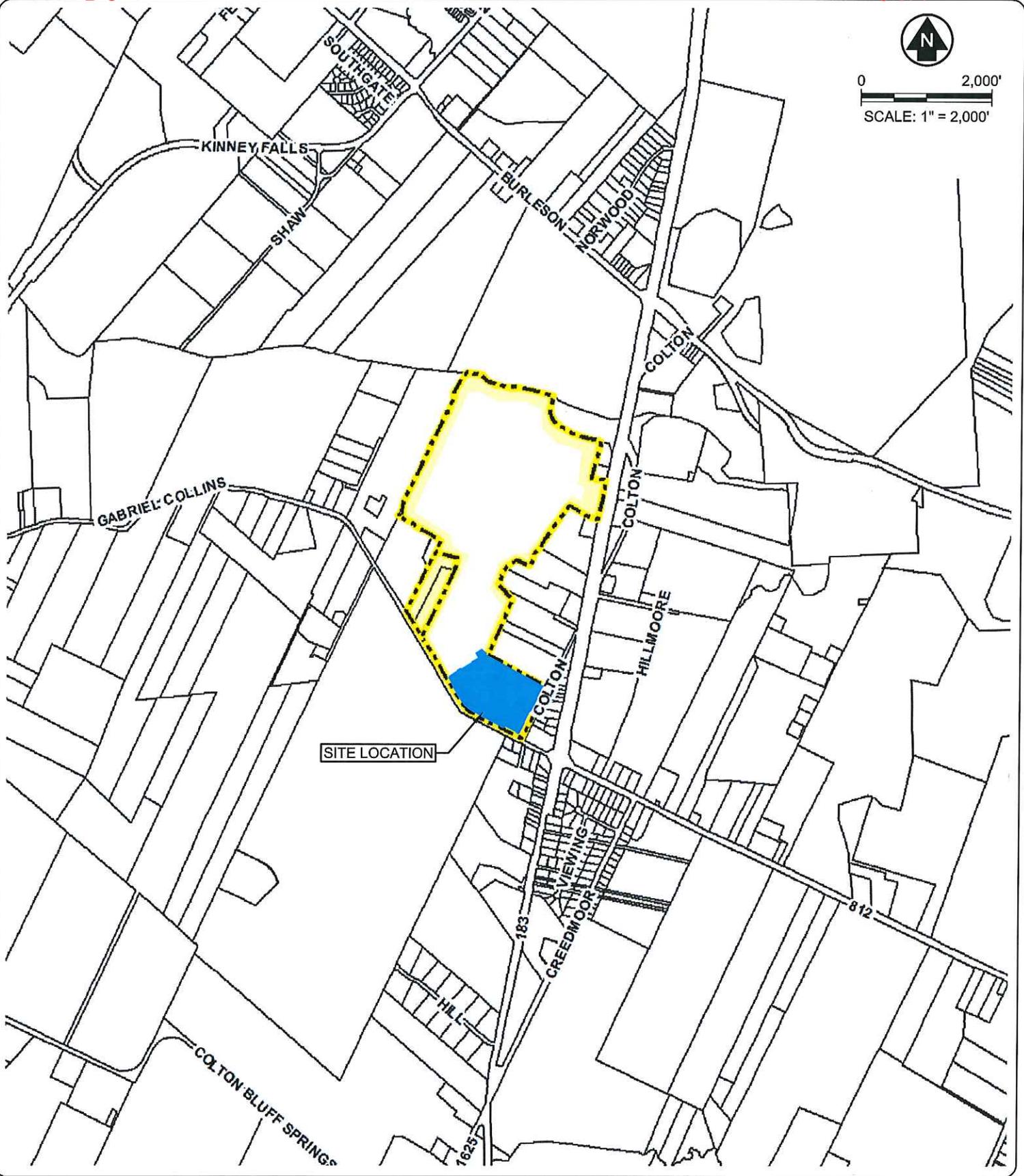
Staff has not received any inquiries from anyone regarding the plan.

STAFF RECOMMENDATION: The preliminary plan meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@traviscountytx.gov

PHONE: 854-7562



Drawing: L:\PROJECT\Brookfield\BCW17001-01 - Addison Section 5 Subdivision\CAD\Exhibits\Addison Section 5 - Vicinity Map Exh1



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPE FIRM NO. F-18129

Brookfield
Residential

SITE VICINITY MAP

ADDISON SECTION 5
AUSTIN, TRAVIS, TEXAS

EXH 1

ADDISON SECTION 5 PRELIMINARY PLAN SMALL LOT SUBDIVISION

U.S. HIGHWAY 183 AND DEE GABRIEL COLLINS ROAD
TRAVIS COUNTY AND THE CITY OF AUSTIN ETJ, TEXAS
SEPTEMBER 2018

VARIANCES:

1. AN ADMINISTRATIVE ENVIRONMENTAL VARIANCES HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-42(B)(6), TO ALLOW FILL OF NOT MORE THAN 8 FEET.

NOTES:

THIS PROJECT IS LOCATED IN THE COTTONMOUTH CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHEDS.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE F.E.M.A. 100 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48453C0615J FOR TRAVIS COUNTY, TEXAS, EFFECTIVE DATE JANUARY 6, 2016.

THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

ENGINEER: KITCHEN TABLE CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HIGHWAY
SUITE 315
AUSTIN, TEXAS 78731
PH. (512) 758-7474

SURVEYOR: JACOBS
2705 BEE CAVES ROAD,
SUITE 300
AUSTIN, TX 78746
(512) 314-3100
(512) 314-3135 FAX

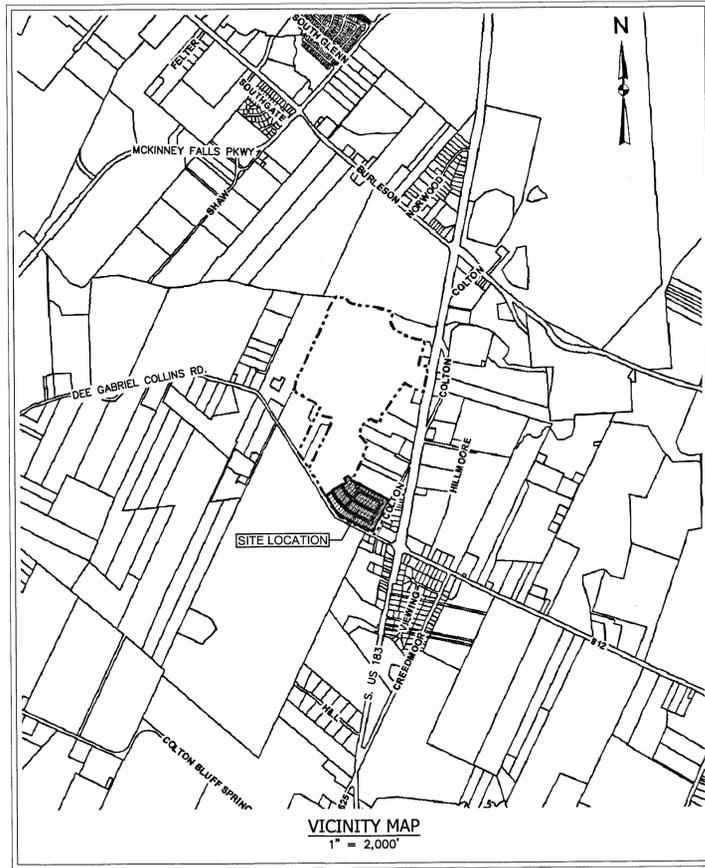
CHAPARRAL
3500 McCALL LANE
AUSTIN, TX 78744
(512) 443-1724
(512) 389-0943 FAX

PELTON LAND SOLUTIONS
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
(512)831-7700

OWNER: CARMA PROPERTIES WESTPORT LLC
9737 GREAT HILLS TRAIL, SUITE 260
AUSTIN, TX 78759

BENCHMARK #1:

CONCRETE MONUMENT WITH DISC FOUND, APPROXIMATELY 22' SOUTH OF THE SOUTH EDGE OF PAVEMENT OF DEE GABRIEL COLLINS ROAD AND APPROXIMATELY 82' SOUTHWEST OF THE SOUTHEAST CORNER OF THE 169.01 ACRE TRACT CONVEYED TO INKS INVESTMENTS, LTD. RECORDED IN DOCUMENT NO. 2005037877 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DESCRIBED IN VOLUME 6775, PAGE 1546 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF A 9.626 ACRE TRACT OF LAND CONVEYED TO ESMERALDA OCANA AND HECTOR RAMIREZ RECORDED IN DOCUMENT NO. 2005178626 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DESCRIBED IN DOCUMENT NO. 2005053951 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
(ELEVATION = 546.04')



MAPSCO PAGE #676K, 676P, -- MAPSCO GRID #L14

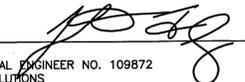
LEGAL DESCRIPTION

23.718 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 165,238 ACRE TRACT CONVEYED BY GENERAL WARRANTY DEED TO CARMA PROPERTIES WESTPORT LLC, DATED JUNE 29, 2006 AND RECORDED UNDER DOCUMENT NO. 2006122815 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A 19.678 ACRE TRACT CONVEYED BY GENERAL WARRANTY DEED TO CARMA PROPERTIES WESTPORT LLC, DATED NOVEMBER 6, 2006 AND RECORDED UNDER DOCUMENT NO. 2006216208 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SHEET NO.	SHEET INDEX DESCRIPTION
01	COVER SHEET
02	GENERAL NOTES
03	PRELIMINARY PLAN - OVERALL
04	PRELIMINARY PLAN

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER. THE PLANS WERE PREPARED IN ACCORDANCE WITH TITLE 30, LAND DEVELOPMENT CODE AND COMPLIES WITH ALL TITLE 30 SUBDIVISION REGULATIONS.

SUBMITTED BY :


 JONATHAN P. FLEMING
 REGISTERED PROFESSIONAL ENGINEER NO. 109872
 KITCHEN TABLE CIVIL SOLUTIONS
 6805 N. CAPITAL OF TEXAS HWY
 SUITE 315
 AUSTIN, TEXAS 78731
 PH. (512)758-7474

DATE 5/5/20



REVIEWED BY:

TRAVIS COUNTY FIRE MARSHAL



DATE 05-05-2020

NO.	DATE	REVISION DESCRIPTION	BY

KITCHEN TABLE CIVIL SOLUTIONS
 6805 N. CAPITAL OF TEXAS HIGHWAY I, SUITE 315
 AUSTIN, TEXAS 78731 | TEL: (512) 758-7474
 TBPE FIRM NO. F-161628

Brookfield Residential

ADDISON SECTION 5
 PRELIMINARY PLAN
 AUSTIN, TRAVIS COUNTY, TEXAS

COVER SHEET

SHEET
 1
 OF 4
 C8J-2018-0167

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